

SEP 12 1973  
Rec and filed to:

3286

C. J. RIDDLE  
Name  
McDONNELL DOUGLAS  
CORP.  
Address  
190TH & NORMANDIE  
TORRANCE, CA. 90502

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.

1 Min. 1 P.M. SEP 12 1973  
Past

Registrar-Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT  
REGARDING MAINTENANCE OF YARDS FOR AN OVER-SIZED BUILDING

FEE \$800 / 8 K

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

See Attachment I included herein.

(Legal Description)

Parcels 1, 2, 3, 4 & 5.  
52' & 47' &  
as recorded in Book 58, Page 80, Records of Los Angeles County, which prop-  
erty is located and known as: Douglas Aircraft Company, C6 Location, Torrance Facility,  
19503 South Normandie Avenue, Torrance, California 90502 (street address)

And, in consideration of the issuance by the City of Los Angeles of a building permit for the construction of an oversized building on said property, we do hereby covenant and agree to and with said City, pursuant to Section 91.0506(k) of the Los Angeles Municipal Code, to maintain on said property, a yard of sixty feet in width, unobstructed from ground to sky, as shown on the attached plot plan.

This Covenant and agreement shall run with the land and shall be binding upon ourselves, any future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect so long as said oversized building shall remain thereon or unless otherwise released by authority of the Superintendent of Building of the City of Los Angeles.

Dated this 31st day of August, 1973.

Signature of owner: McDonnell Douglas Corporation (Sign)  
C. Brizendine, Corporate Vice President  
(Two Officers' Signatures) J. H. Carroll (Sign)  
(Required for Corporations) J. H. Carroll, Assistant Corporate Secretary  
McDonnell Douglas Corporation

FOR DEPARTMENT USE ONLY

Branch Office S.P.

Approved for Recording

District Map 7247

Dept. of Bldg. & Safety, by [Signature]

B & S Affidavit No. \_\_\_\_\_

B&S 8-138-R 4-66

(INDIVIDUAL)  
STATE OF CALIFORNIA } SS  
COUNTY OF LOS ANGELES }  
On \_\_\_\_\_  
before me, the undersigned, a Notary Public in and for said  
County and State, personally appeared \_\_\_\_\_  
known to me to be the person whose name  
subscribed to the within instrument and acknowledged that  
\_\_\_\_\_ executed the same.  
WITNESS my hand and official seal.

(CORPORATION)  
STATE OF CALIFORNIA } SS  
COUNTY OF LOS ANGELES }  
On August 31, 1973  
before me, the undersigned, a Notary Public in and for said  
County and State, personally appeared J. C. Brizendine  
known to me to be the Corporate Vice President,  
and J. H. Carroll, Jr.  
known to me to be Assistant Corporate Secretary of  
the Corporation that executed the within instrument, known  
to me to be the persons who executed the within instrument  
on behalf of the Corporation thereon named, and acknowledged  
to me that such Corporation executed the within instrument  
pursuant to its by-laws or a resolution of its board of directors.  
WITNESS my hand and official seal.

Madeline L. D'Antonio

OFFICIAL SEAL  
Madeline M. D'Antonio  
Notary Public  
State of California

SEP 12 1973

1010-312-2486

ATTACHMENT I

Legal Description  
McDonnell Douglas Corporation  
19503 South Normandie Avenue  
Torrance, California 90502

That portion of Rancho San Pedro, in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

BEGINNING at a point in the West line of the 50-foot right-of-way of the Pacific Electric Railway Company adjoining Normandie Avenue on the West, distant Northerly 780 feet measured at right angles from the Easterly prolongation of the Northerly line of Lot 9 in Block 72 of Tract 4983, as per map recorded in Book 58, pages 80 et seq. of Maps, in the Office of the County Recorder of said Los Angeles County, as described in that certain deed to the United States of America, recorded as Document 1720 in Book 40472/page 23 of Official Records of said Los Angeles County; thence Westerly along the line described in Parcel "A" of said deed recorded in Book 40472/page 23 of Official Records parallel with the North line of said Lot 9 and its prolongations 1050 feet; thence South  $0^{\circ} 02' 40''$  East along the line described in said Parcel "A" 780 feet; thence North  $89^{\circ} 59' 31''$  West along the line described in said Parcel "A" 1887.60 feet to the Easterly line of Western Avenue, 80 feet wide, as shown on right-of-way filed in Book 52/page 47 Records of Survey of said Los Angeles County; thence North  $0^{\circ} 22' 04''$  West 1230.35 feet along said Easterly line of Western Avenue to the Southwestern terminous of that certain course described in Parcel No. 1 of the Quitclaim Deed to Harvey Aluminum, Inc., in Book D586/page 796 of Official Records of said Los Angeles County, having a bearing of South  $89^{\circ} 37' 56''$  West, and a distance of 10.00 feet; thence North  $89^{\circ} 37' 56''$  East, 10.00 feet; thence continuing along the line described in Parcel No. 1 of said deed recorded in Book D586/page 796 of said Official Records South  $0^{\circ} 22' 04''$  East 172.51 feet; thence North  $89^{\circ} 37' 56''$  East 6.55 feet; thence South  $0^{\circ} 22' 04''$  East 84.12 feet; thence South  $45^{\circ} 11' 14''$  East 158.41 feet; thence North  $89^{\circ} 59' 41''$  East 960.03 feet to the Southwest corner of Parcel No. 2 of said Quitclaim Deed in Book D586/page 796; thence North  $89^{\circ} 58' 11''$  East, along the Southerly line of said Parcel No. 2, 33.60 feet; thence along the Easterly line of said Parcel No. 2 North  $0^{\circ} 02' 12''$  West 2731.90 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 403.00 feet; thence Northeasterly along the arc of said curve through a central angle of  $39^{\circ} 15' 34''$ , a distance of 276.14 feet to a point, a radial through said point bears North  $50^{\circ} 56' 38''$  West; thence leaving said curve North  $0^{\circ} 02' 44''$  West 161.13 feet to a point in the Southerly line of 190th Street 66 feet wide, as shown in Book 52/page 47 Record of Survey of said Los Angeles County, said point being the Northeasterly corner of Parcel No. 2 of said Quitclaim Deed recorded in Book D586/page 796; thence along the Southerly line of 190th Street North  $89^{\circ} 56' 46''$  East 1729.56 feet to an intersection with the Westerly line of said first-mentioned 50-foot right-of-way of the Pacific Electric Railway Company; thence along said Westerly line of said 50-foot right-of-way South  $0^{\circ} 02' 40''$  East 3232.35 feet to the point of beginning, containing 170.77 acres, more or less.

SEP 12 1973

GRANT OF EASEMENT

All correspondence in  
connection with contract  
should include reference  
to No. NAYOR 63-216

THIS INSTRUMENT, made and entered into by and between the UNITED STATES OF AMERICA, acting by and through the Department of the Navy, hereinafter called the GOVERNMENT, and CITY OF TORRANCE, CALIFORNIA, a municipal corporation, hereinafter called the GRANTEE.

WITNESSETH:

WHEREAS, the GRANTEE has requested the conveyance of an easement for the construction, installation, maintenance, operation, repair and replacement of a Traffic Signal and Control System on, under and over certain Government-owned property known as U. S. Naval Industrial Reserve Aircraft Plant, Torrance, California, hereinafter referred to as the Facility, the location of the Traffic Signal and Control System to be as more particularly described hereinafter; and

WHEREAS, the Secretary of the Navy has found that the grant of an easement on the terms and conditions herein stated will not be against the public interest.

NOW, THEREFORE, in consideration of this grant and of the mutual benefits arising therefrom and subject to the provisions and conditions hereinafter set forth, the GOVERNMENT pursuant to the authority of Section 2668, of Title 10, United States Code, hereby conveys to the GRANTEE, its successors in interest and assigns, an easement for a period not to exceed fifty (50) years from the date of execution hereof, for the construction, installation, maintenance, operation, repair and replacement of a Traffic Signal and Control System, hereinafter referred to as the System, such easement being on, under and over the following-described land, hereinafter called the Premises:

A parcel of land in the City of Los Angeles, Los Angeles County, California, in that part of the Rancho San Pedro allotted to Manuel Dominguez in Case No. 3284 in the District Court of the First Judicial District of California, described as follows:

Beginning at the intersection of the center line of Western Avenue 100 feet wide, as shown on Map of Tract No. 4983 recorded in Book 58, Pages 80 to 85 of Maps, Records of said Los Angeles County, and the center line

2 h  
ENCLOSURE (1)

of 203rd Street 60 feet wide as shown on said Tract, thence North 00° 22' 04" West 948.86 feet along the center line of said Western Avenue as shown on Record of Survey, filed in Book 52, Page 47 of Record of Surveys of said Los Angeles County; thence North 89° 37' 56" East 40.00 feet to the westerly boundary line of the City of Los Angeles as shown on said Record of Survey, the true point of beginning; thence leaving said City boundary line North 89° 37' 56" East 75.00 feet; thence North 00° 22' 04" West 60.00; thence South 89° 37' 56" West 75.00 to said City boundary line; thence South 00° 22' 04" East 60.00 to the true point of beginning, containing 0.1 acres more or less,

the location of this easement being more particularly set forth on a map entitled "Master Shore Station Development Plan Location B-6, Sheet 6 of 9", a copy of which, marked Exhibit "A", is attached hereto and made a part hereof.

THIS EASEMENT is granted subject to the following provisions and conditions.

1. That the construction, installation, operation maintenance, relocation or removal of the System shall be accomplished without cost and expense to the GOVERNMENT.
2. That all plans for construction, reconstruction, installation, operation, maintenance, relocation or removal of the System shall be submitted to the District Public Works Officer, Eleventh Naval District, for approval prior to commencement of the work.
3. That the GRANTEE shall maintain said System in good condition and shall promptly make all repairs thereto which will be necessary for the operation and the maintenance of said System.
4. That the GOVERNMENT shall have the right to prescribe, from time to time, reasonable rules and regulations with respect to the exercise of the GRANTEE'S rights, in order to insure that such exercise is without interference with the GOVERNMENT'S use and enjoyment of the Facility.
5. That the GOVERNMENT may use the Premises for any purpose which does not create an unreasonable interference with the use and enjoyment by the GRANTEE of the easement rights granted herein.
6. That all or any part of the right of way herein granted may be terminated by the Secretary of the Navy for failure to comply with any or all

of the terms and conditions of this grant; and, in any event, this easement shall be terminated for nonuse for a period of two years or abandonment of the rights granted herein.

7. That at the expiration of fifty (50) years from the date hereof, or an earlier termination, surrender, forfeiture and/or annulment of this easement, the GRANTEE, if so requested by the GOVERNMENT, and within such time as the GOVERNMENT may indicate, shall remove any and all improvements installed or constructed hereunder and restore the Premises to the same or as good condition as that which existed prior to the exercise by the GRANTEE of its rights hereunder, such restoration to be effected to the satisfaction of the District Public Works Officer.

8. That if at any future time it is determined by the Government that the easement herein granted interferes with Government activities, the GRANTEE shall relocate any construction or installations at its expense; if the Government determines such relocation is not feasible, the Government shall have the right to terminate the easement herein.

IN WITNESS WHEREOF, the GOVERNMENT, acting by and through the Department of the Navy, has caused this instrument to be executed (and the seal of the Department of the Navy affixed hereto) on this 12<sup>th</sup> day of June, 1957.

UNITED STATES OF AMERICA

By 

J. N. RENO

LCDR, CEC, USN

By direction of the Chief of the  
Bureau of Yards and Docks

Acting under direction of the  
Secretary of the Navy

COMMONWEALTH OF VIRGINIA }  
COUNTY OF ARLINGTON } to-wit:

On this 12<sup>th</sup> day of June, 1957, before  
me, Elizabeth M. Burrello, Notary Public, personally  
appeared J. N. Reno known to me to be  
the person whose name is subscribed to the within instrument, and  
acknowledged that he executed the same.

Elizabeth M. Burrello  
Notary Public

My Commission expires - 4-25-58

(SEAL)

RESOLUTION NO. 3318

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING, ON BEHALF OF THE CITY, THAT CERTAIN GRANT OF EASEMENT FROM THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE DEPARTMENT OF THE NAVY.

WHEREAS, the United States of America, acting by and through the Department of the Navy, pursuant to the authority of Section 2668, of Title 10, United States Code, executed a grant of easement to the City of Torrance for a period not to exceed fifty (50) years from the date of execution thereof for the construction, installation, maintenance, operation, repair and replacement of a Traffic Signal and Control System on the following described real property in the City of Torrance, County of Los Angeles, State of California, described as:

A parcel of land in the City of Los Angeles, Los Angeles County, California, in that part of the Rancho San Pedro allotted to Manuel Dominguez in Case No. 3284 in the District Court of the First Judicial District of California, described as follows:

Beginning at the intersection of the center line of Western Avenue 100 feet wide, as shown on Map of Tract No. 4983 recorded in Book 58, Pages 80 to 85 of Maps, Records of said Los Angeles County, and the center line of 203rd Street 60 feet wide as shown on said Tract, thence North 0° 22' 04" West 948.86 feet along the center line of said Western Avenue as shown on Record of Survey, filed in Book 52, Page 47 of Record of Surveys of said Los Angeles County; thence North 89° 37' 56" East 40.00 feet to the westerly boundary line of the City of Los Angeles as shown on said Record of Survey, the true point of beginning; thence leaving said City boundary line North 89° 37' 56" East 75.00 feet; thence North 0° 22' 04" West 60.00; thence South 89° 37' 56" West 75.00 to said City boundary line; thence South 0° 22' 04" East 60.00 to the true point of beginning, containing 0.1 acres more or less; and

WHEREAS, it is in the public interest that said easement deed be accepted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Torrance as follows:

SECTION 1.

That this City Council hereby accepts said grant of easement for and on behalf of the City of Torrance.

SECTION 2.

That the City Clerk is hereby authorized and directed to record said grant of easement with the County Recorder of said County.

Introduced, approved and adopted this 15th day of October, 1957.

\_\_\_\_\_  
Mayor of the City of Torrance

ATTEST:

\_\_\_\_\_  
City Clerk of the City of Torrance

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss.  
CITY OF TORRANCE }

I, A. H. BARTLETT, City Clerk of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved and adopted by the City Council of the City of Torrance at a regular meeting of said Council held on the 15th day of October, 1957, by the following roll call vote:

AYES: COUNCILMEN: Benstead, Blount, Drale, Jahn and Isen.

NOES: COUNCILMEN: None.

ABSENT: COUNCILMEN: None.

\_\_\_\_\_  
City Clerk of the City of Torrance

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss  
CITY OF TORRANCE }

I, A. H. BARTLETT, City Clerk of the City of Torrance, California, DO HEREBY CERTIFY that the attached is a full, true and correct copy of Resolution 3318 of the City Council of the City of Torrance, adopted at a Regular Meeting held on the 15th day of October, 1957, now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and affix the Seal of the City of Torrance this 18th day of October, 1957.

A. H. Bartlett  
City Clerk of the City of Torrance,  
California

*Boe v. [illegible]*

